



# City of WOODSTOCK

Building & Zoning Department  
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## **RESIDENTIAL GARAGES**

A building permit is required for all garages. All garages must meet the requirements of the 2015 International Residential Code, the Woodstock City Code and the Woodstock Unified Development Ordinance (UDO).

Individual subdivision covenants may have special requirements and restrictions in addition to those adopted by the City of Woodstock.

Every effort is made to review plans within 10 working days of receipt of all the required information. The applicant will be contacted when the permit is ready to be issued or if corrections need to be made. Permit fees are paid at the time of issuance of the permit.

### **PERMIT FEE:**

\$75.00 (includes minimum electrical work required to meet the building code)

## **PERMIT APPLICATION AND SUBMITTAL DOCUMENTS**

A completed permit application shall be submitted including the property owner's address and contact information, the cost of construction and all contractors' information. If electrical work is proposed, a copy of the electrician's license and a letter of intent stating the work to be performed shall also be provided. A homeowner can perform his/her own electrical work if they reside at the residence. The following plan documents are also required:

- Two copies of a plat of survey or another site plan drawn to scale indicating:
  - the location of the garage depicting the distances from property lines and the principal structure.
  - the location of all other structures on the property.
  - the location of any easements.
  - the location of the driveway providing vehicular access to the proposed garage.
- Two copies of framing and foundation plans

## **GENERAL REQUIREMENTS FOR GARAGES**

A private garage is defined as a detached accessory building or portion of the principal building designed, used or intended for the storage of the occupant's motor vehicles. A minimum of two enclosed garage spaces are required for single-family detached homes 2,000 sf. or larger. One and a half spaces are required for single-family detached homes less than 2,000 sf. in size.

### **DETACHED GARAGES**

A detached garage is an accessory structure and shall not be constructed prior to the establishment or construction of the principal building to which it is accessory.

- **Size.** The minimum size of any garage space is 190 square feet with interior dimensions of 10 feet wide by 19 feet deep. Detached garages must be subordinate to the residence in terms of area, extent and purpose. The total lot coverage for all principal and accessory structures on a lot must not exceed the percentages as found in Table 7A.2 of the UDO.
- **Height.** The maximum height of a detached garage shall not exceed 25 feet or 2 stories.
- **Setbacks.**
  - Must meet the same *front yard* and *yard abutting a street* setback as the principal structure, as found in Table 7A.2 of the UDO.
  - Must be at least 3 feet from side and rear lot lines, except when a *side or rear yard is abutting an alley*, the garage must be at least 5 feet from the respective lot line.
  - Maximum roof overhang into side or rear setback is 18 inches.

### **Garages may not be placed in utility or drainage easements!**

- **Detached garages less than 10 feet from the principal dwelling.**
  - All walls less than 10 feet from the residence must be 1-hour fire-rated (5/8" drywall).
  - The ceiling must have 1-hour fire-rating if less than 10 feet from the residence and,
  - Fire-rated plywood must be installed 8 feet from the bottom edge of the roof or along the entire roof line if said roof measures less than 8 feet.

### **ATTACHED GARAGES**

- **Size.** The minimum size of any garage space is 190 square feet with interior dimensions of 10 feet wide by 19 feet deep. An attached garage must be subordinate to the residence in terms of area, extent and purpose.
- **Setbacks.** Must meet the same setbacks as the dwelling, as found in Table 7A.2 of the Unified Development Ordinance.
- **Additional requirements.**
  - Must be separated from the primary structure by a minimum 5/8-inch Type X gypsum board on the garage side.
  - Openings between the garage and the residence shall be equipped with a minimum one (1) hour rated fire door with an automatic closure device.

## **REQUIRED INSPECTIONS**

Inspections should be scheduled at least 24 hours in advance, by calling the Building & Zoning Department at (815) 338-4305. The following information is needed when requesting an inspection:

- Address of Inspection
- Type of Inspection
- Date and time when inspection is needed
- Building permit number

### **The following inspections are required:**

- Slab pre-pour, prior to pouring concrete.
- Final, upon completion of project prior to use.

**Note:** If the garage will be dry-walled, a rough framing & electric inspection will also be required.

*Last Revised 07/2020*